

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 2435 - SB 2325**

March 12, 2016

**SUMMARY OF BILL:** Declares that a tenant has the right to terminate a residential rental or lease agreement entered into on or after July 1, 2015, if a tenant gives the landlord written notice stating that the tenant or household member is a domestic abuse victim, sexual assault victim, or stalking victim. Outlines the required documentation that must be provided to support the rental or lease termination request. Requires any documentation the tenant offers in support of the termination request to be dated no more than 60 days prior to the tenant's notice to the landlord.

Requires a tenant to vacate the premises within 30 days of giving notice to the landlord or at such time that may be agreed upon by the landlord and the tenant. Pursuant to this legislation, a tenant is responsible for rent payment for the full month in which the tenancy terminates; an additional amount equal to one month's rent; and any previous obligations outstanding on the termination date.

States that this legislation does not do the following: release other parties to the rental or lease agreement from any obligation under the rental or lease agreement; authorize the landlord to terminate the tenancy and cause the eviction of a residential tenant solely because the tenant or a household member is a domestic abuse victim, sexual assault victim, or stalking victim; or authorize the landlord or tenant, by agreement, to waive or modify any provision of this legislation.

Clarifies that a perpetrator who is a tenant and who is prohibited from inhabiting a dwelling unit by virtue of a court order, remains liable under the rental or lease agreement with other tenants of the dwelling unit for payment of rent and for the cost of damages to the dwelling unit.

Requires a landlord not to reveal any identifying information concerning a tenant who has terminated a lease agreement pursuant to this legislation, without written consent of the tenant unless otherwise required by law.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

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Assumptions:

- According to the Administrative Office of the Courts, the provisions of the bill will not result in a significant increase in caseloads. Any fiscal impact to the court system is estimated to be not significant.
- Based on information from local government sources, the provisions of the bill will have no fiscal impact on local government.
- Any fiscal impact resulting from the provisions of the bill will be borne by private individuals.

**IMPACT TO COMMERCE:**

**NOT SIGNIFICANT**

Assumption:

- The provisions of this bill will not impact commerce or jobs in Tennessee.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee". The signature is written in a cursive, flowing style.

Krista M. Lee, Executive Director

/amj